

OFFICE SPACE FOR LEASE

The Cube

1115 ELKTON DR., COLORADO SPRINGS, CO 80907



THE CUBE is a four-story medical office building situated on 3.55 acres in the northwest submarket of Colorado Springs. Ideally positioned just off of Garden of the Gods Road - a major arterial street known for its vibrant mix of retail, industrial, and office activity - the property offers excellent connectivity, including convenient access to I-25.

- Easy access to I-25
- Monument signage available
- Located on the highly sought after business corridor, Garden of the Gods Rd.
- Under new ownership

BUILDING SIZE:	46,857 SF
AVAILABLE SPACE:	Suite 202: 2,853 SF +/- Suite 404: 2,376 SF +/-
LEASE RATE:	\$14.00 / SF + NNN
NNN EXPENSES (2026 Est.):	\$9.55 / SF
YEAR BUILT:	1981
PARKING:	4:1,000 SF
T.I. PACKAGE:	Market Standard



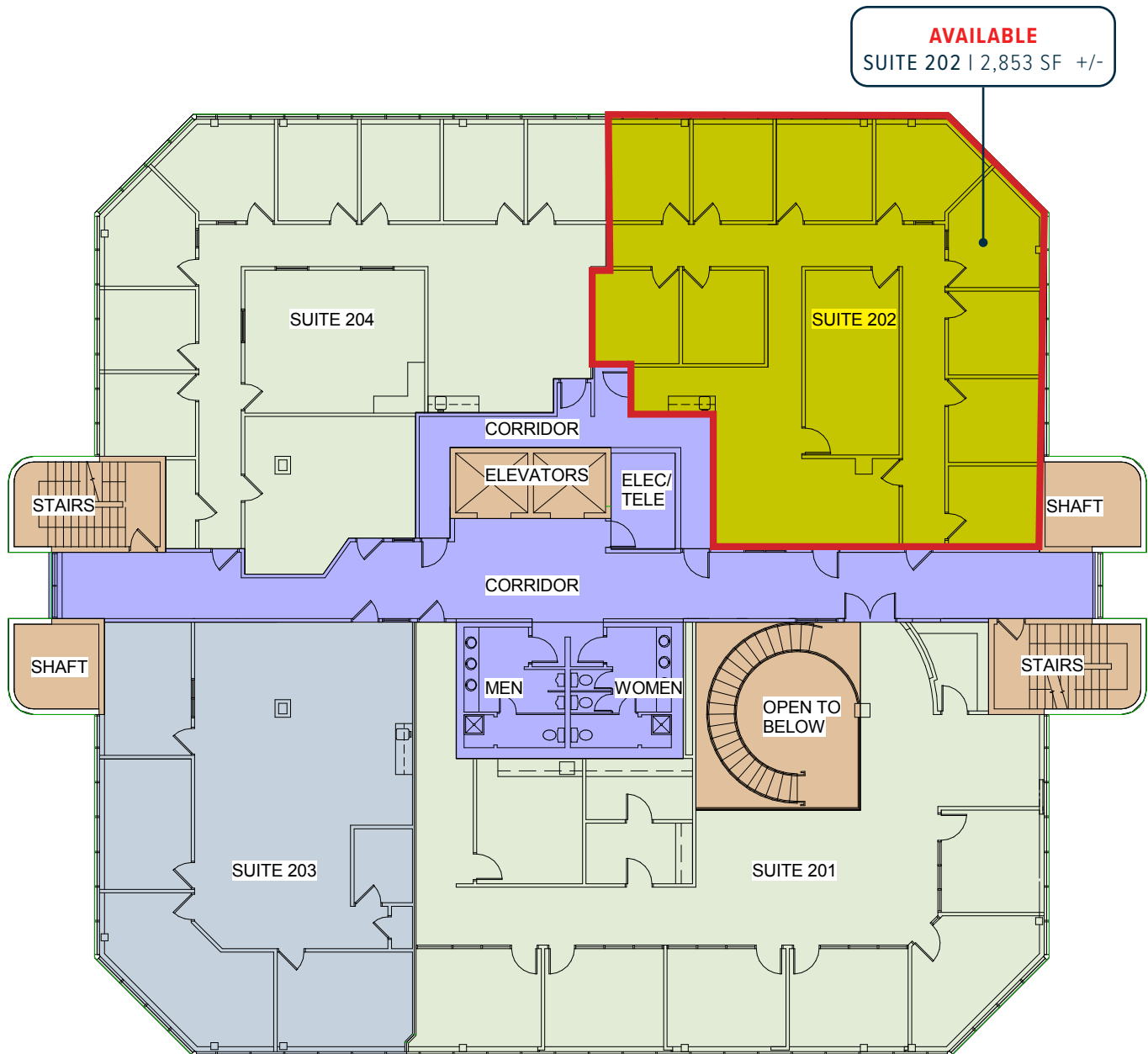
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Floor Plan | 1115 Elkton Dr

SECOND FLOOR



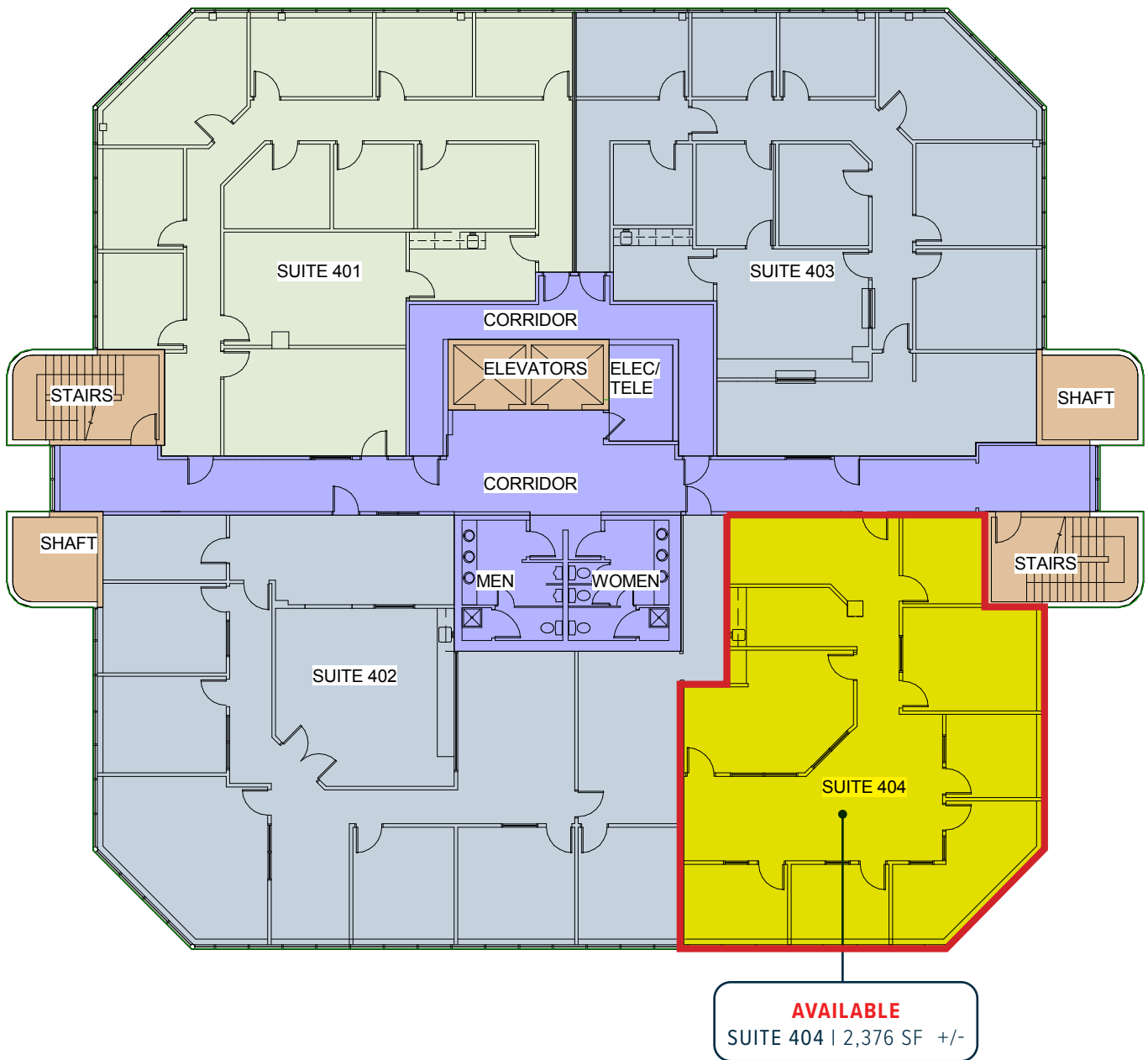
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FOURTH FLOOR



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